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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT (H2)

DRAFT VARIATION TO THE CHANGE OF LAND USE FROM RECREATION AND OPEN SPACE / REVINE LANDS TO RESIDENTIAL USE TO AN EXTENT OF ACS. 279.30 CTS (I.E., AN EXTENT OF ACS.196.84 CTS. FOR **RESIDENTIAL LAND USE** AND **CRZ LAND USE** TO AN EXTENT OF ACS.82.46 CTS.) IN SY.NO.118/P (OLD SY.NO.49/1) OF NERELLAVALASA (V), BHEEMILI (M), VISAKHAPATNAM DISTRICT.

[Memo.No.137372/H2/2016-3, Municipal Administration & Urban Development (H2) Department, 8th August, 2016]

The following Draft Variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006, is proposed in exercise of the powers conferred by Sub-section (1) of Section 15 of Andhra Pradesh Metropolitan Region and Urban Development Authority Act,2016.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen (15) days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Visakhapatnam Urban Development Authority / Municipal Administration and Urban Development Department, Andhra Pradesh Secretariat, Hyderabad.

DRAFT VARIATION

The site falling in Survey No.118 (old S.No.49/1) of Nerellavalasa (V), BHeemili (M), Visakhapatnam District and measuring an area of Acs.279.30 Cents. The boundaries of which are given in the schedule below, which was earmarked for Recreation and Open space / **Revine land** use

sanctioned in Master Plan of Visakhapatnam sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is now proposed to be designated as Residential land use of an extent of Acs.196.84 Cents and **CRZ land use** of an extent of Acs.82.46 Cents by variation of change of land use, which was shown in Visakhapatnam Master Plan and which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam, subject to the following conditions; namely:-

1. Adherence of the conditions stipulated by the Government in G.O. Ms.no.504, Dt.20.09.2013 while making allocation of Ac.373.9 cents of land in Sy.No.118 (old 49/1) at Nerellavalasa (V), Bheemunipatnam (M), Visakhapatnam District;
2. Removal of the area covered by Geological Heritage Site (Erramatti Dibbalu) as identified by GSI, Govt. of India which has to be earmarked as no development zone i.e., Ac.94.65 cents ;
3. Adherence of CRZ Regulations i.e., for an extent of Ac.82.46 cents which falls under CRZ;
4. Obtaining required clearances under relevant statutes from appropriate authorities;
5. Obtaining Layout approval from VUDA which will be strictly in compliance with the Building By-laws, CRZ Regulations, Heritage Site Regulations and other Statutory requirements;
6. The applicant shall pay all the required fees / charges such as processing fee, conversion charges and paper notification charges etc. to the appropriate Authorities;
7. The applicant shall submit the undertakings cum indemnity bond on 100- Non Judicial Stamp Paper for road widening area at free of cost through Gift Deed to the Authorities concerned;
8. NOC from District Collector, Visakhapatnam for the revised allotment by the Revenue Department after deducting the Revine lands area of Acs.94.64 Cts. from the original allotment, since orders were issued vide G.O.Ms.No.99, Industries and Commerce (M-II) Department, Dated:12.07.2016, declaring the said extent as covered in Geo Heritage Site as per vide Resolution No.150/CD/Geological Heritage Site/ Andhra Pradesh/2014, Dt.19.07.2014;
9. NOC from Government/ National Monument Authority in respect of the land declared as Heritage site, for the buffer zone and other aspects of the layout to be proposed;
10. Clearance from MoEF as per rule 3(e) of G.O.Ms.No.168, MA&UD Department, Dt.07.04.2012, since it is to be proposed as layout and the layout area is exceeding 50 Hectares;
11. Clearance from Coastal Zone Management Authority as part of the land is falling under CRZ for any development in the specified Acs.82.46 Cts. ;
12. That the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority/Greater Visakhapatnam Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved;
13. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed;
14. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land;

15. The above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.; and
16. Any other conditions as may be imposed by Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North	:	Other lands in Sy.No.18,19,30,31,32,38,87,88,89, 90,91,92,93 of Nerellavalasa (V)
East	:	Other lands in Sy.No.39,40,42,43,44,47,48,108 of Nerellavalasa (V)
South	:	Existing 60' Wide Road proposed to 150' Master Plan Road
West	:	Heritage site & Defence land (INS Kalinga), Sy.No.49/1P, 94,95 of Nerellavalasa (V)

**R. KARIKAL VALAVEN,
PRINCIPAL SECRETARY TO GOVERNMENT**